



DEBENTURE PROSPECTUS

OF THE

**Peterborough Real Estate  
Investment Company**

(LIMITED),

CANADA.

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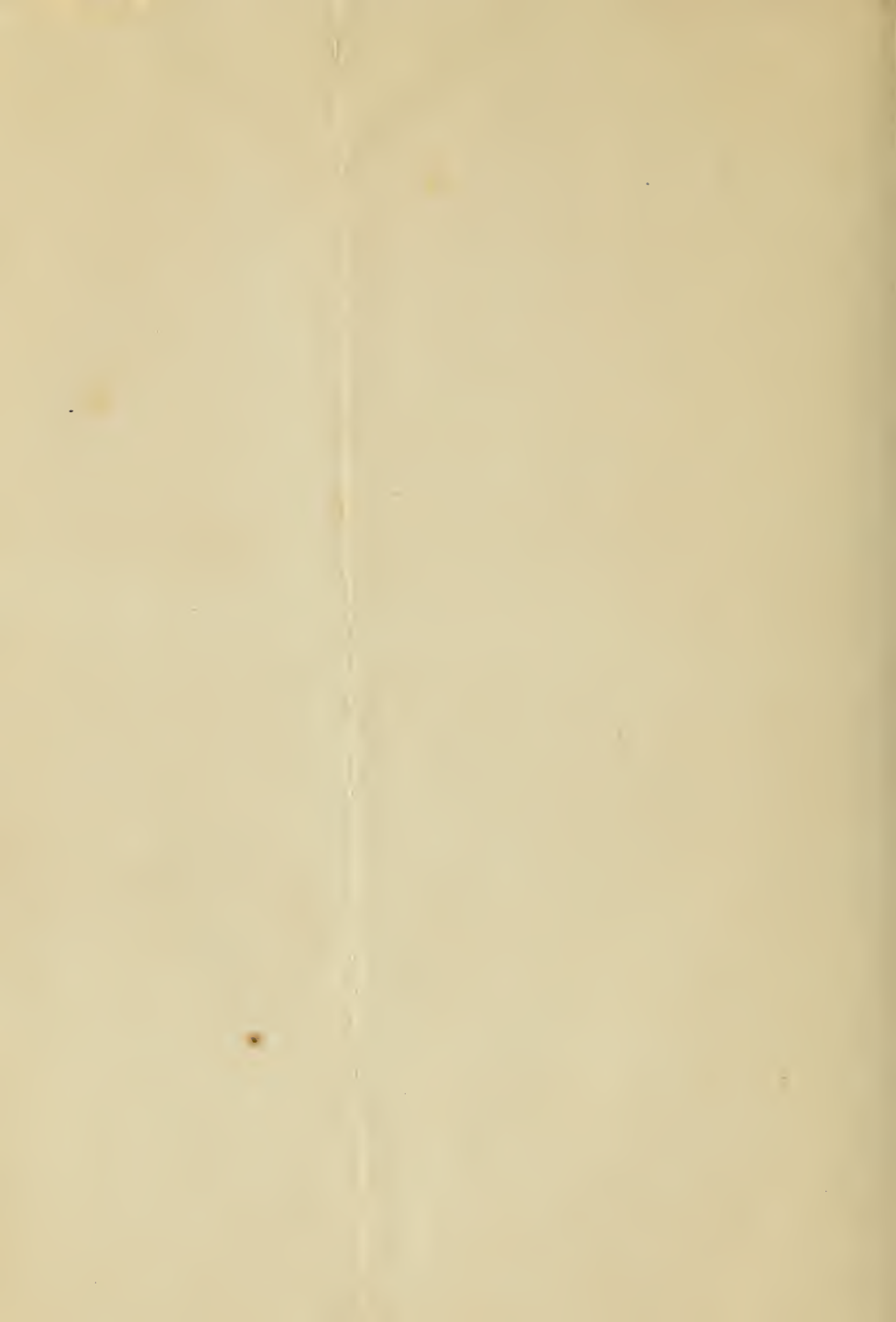
CHIEF AGENTS IN GREAT BRITAIN.

**FINLAYSON & AULD, Writers,**  
150 & 154 West George Street, Glasgow.

AGENTS IN EDINBURGH.

**RONALD & RITCHIE, S.S.C.,**  
20 Hill Street.





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GLASGOW :

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THE  
Peterborough Real Estate Investment  
Company (Limited).

*Incorporated, 1878, by Letters Patent under the Great Seal  
of Canada.*

Under Authority of the Statute, 40 Vict., Cap. 43.

Authorised Capital, \$2,000,000 = £411,000, 0, 0 Stg.  
Subscribed „ \$1,493,600 = £306,904, 2, 2 Stg.  
Paid up „ \$370,100 = £76,047, 18, 11 Stg.  
SHARES, \$100 Each (say £20, 11/ Stg.)

DIRECTORS IN CANADA.

MAJOR-GENERAL HAULTAIN, late of Her Majesty's East Indian  
Forces, *President.*

JOHN WALTON, Esq., J.P., *Vice-President.*

LIEUT.-COLONEL F. W. HAULTAIN, late Royal Artillery, Registrar of  
the County of Peterborough.

GEORGE E. SHAW, Esq., Manager of the Ontario Bank, Peterborough.

RICHARD HALL, Esq., of Messrs. Hall, Innes & Co., Peterborough.

H. J. LEFEVRE, Esq., Lakefield.

A. P. POUSSETTE, Esq., Barrister, Peterborough.

A. C. DUNLOP, Esq., Peterborough.

BANKERS IN CANADA.

THE ONTARIO BANK.

MANAGERS and SOLICITORS.

POUSSETTE & ROGER, PETERBOROUGH.

AUDITORS.

E. PEARSE, Esq., Clerk and Treasurer of the County of Peterborough.

CHARLES D. McDONALD, Esq., Clerk and Treasurer of the Town  
of Peterborough.

SCOTTISH BOARD OF REFERENCE.

GILBERT HERON, Esq., of 100 Wellington Street, Glasgow, Canadian  
Merchant.

HENRY COWAN, Esq., of 13 St. James' Terrace, Hillhead, Glasgow,  
Provost of Hillhead.

WILLIAM FINLAYSON, Esq., of 150 West George Street, Glasgow,  
Writer.

BANKERS IN GREAT BRITAIN.

THE BRITISH LINEN COMPANY BANK.

CHIEF AGENTS IN GREAT BRITAIN.

FINLAYSON & AULD, WRITERS,  
150 and 154 WEST GEORGE STREET, GLASGOW.

AGENTS IN EDINBURGH.

RONALD & RITCHIE, S.S.C., 20 Hill Street.



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THE  
Peterborough Real Estate Investment Company  
(LIMITED),  
C A N A D A .

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THIS Company, which is incorporated by Letters Patent from the Governor-General of Canada, under authority of the Canadian Joint-Stock Act, 1877, was formed in 1878 by a number of wealthy gentlemen in Peterborough, to facilitate the investment of their funds. They had for a number of years been lending money on Mortgage of Landed Estates in that district, and finding that the borrowers frequently wished to repay the loans by instalments, it was arranged to form this Company, so that Shareholders might have a permanent investment, while the Company could take payment of the loans as desired, by instalments, and reinvest the funds as repaid.

Peterborough is the Capital town of the County of Peterborough, Ontario. It is situated in the centre of a large and flourishing agricultural district, and was one of the earliest, and is considered one of the best, settlements of Canada West. The farms in the surrounding country are owned by the farmers themselves, and are in a high state of cultivation, hence offering first-class security for advances which are required by these farmers for further improvements, and for settling their families in new districts, &c.

The Capital of the Company is 2,000,000 dols. (£411,000), in 20,000 shares of 100 dols. (£20, 11s.) each, of which only 25 per cent. is intended to be called up.

Of these shares 15,500 were reserved for issue in Canada, but only about 10,000 have yet been offered for subscription there, and these were immediately taken up in Peterborough by investors in the district, and for the most part these Shareholders made over to the Company, in payment of their

shares, existing mortgages that they held, thus giving the Company at once first-class investments, yielding from 8 to 9 per cent., the usual rates in Canada, and each Shareholder who made over existing mortgages, gave his personal undertaking that they were safely secured and would be met when due. By this arrangement this Company was at the outset placed in a more advantageous position than is generally the case with such institutions, the Directors of which usually find at the beginning a large amount of money placed in their hands, for which they cannot find immediate investments, to enable them to pay a Dividend. In the case of this Company it was very different, since it started with large investments previously effected on first-class securities yielding a good rate of interest, which have enabled the Directors to pay dividends at the rate of 8 per cent. per annum for the ~~two~~<sup>three</sup> years the Company has been in existence, and in addition to carry a balance to the credit of Reserve Fund.

The whole of the shares offered in Canada have been taken up; indeed applications were received for considerably more shares than the Directors could allot.

The Directors have issued about 4700 shares in Great Britain, with the view of creating a sufficient interest in the Company here to enable them to borrow on Debenture Bonds, which under their Charter and the Companies' Act they are entitled to do. These shares have all been subscribed for.

No promotion money has been paid in connection with the Company.

This Company has advantages over Companies whose Head Offices and Management are in Great Britain, from the fact that the Directors and the greater number of Shareholders are resident in the District where the Funds are invested, and that it has among the Shareholders several wealthy retired Farmers who have a thorough knowledge of the country and value of the land, and who are able to render great assistance to the Management in the selection of Investments; whereas when the Directors and the larger body of Shareholders are resident in Great Britain, they must trust wholly to Valuers and Advisory Boards abroad, who cannot have so much interest in seeing that the securities are thoroughly



sound as when there is a large personal and local interest at stake in the business of the Company.

Messrs. Gilbert Heron, Henry Cowan, Neil Kennedy, and Walter W. Gray, four of the Scottish Shareholders, visited Canada lately, and thoroughly satisfied themselves of the respectability and business capacity of the Directorate and Management there, and of the soundness of the Company's investments, and they were very favourably impressed with the district of the country in which the Company's funds are lent out.

The Company lends only on first Mortgages of *Landed* Estate, to the extent of one half of the appraised value of the Land as reported upon by the Company's Valuator.

*3 years at 4%*  
*4 or 5 years*  
*at 4 1/2 % and*  
*7 or 8 years*  
*at 5%*

The Directors are prepared to receive Loans on Debenture in sums of £50, £100, £500, £1000, and upwards for ~~five years at 5 per cent.~~ interest. During the short time the Company has had an Agency in Great Britain a large number of Debentures have been issued on these terms.

Coupons for each half-year's Interest are attached to the Debentures, and are payable at the BRITISH LINEN BANKING Co's Offices in London, Edinburgh, and Glasgow.

Debenture holders have the following Security—

- First, The paid up Capital of the Company.
- Second, The uncalled Capital of the Company, amounting to £230,856 3s. 3d., which is held by a wealthy body of Shareholders in Great Britain and Canada.
- Third, The Security of first-class Mortgages on landed Estates in Canada on which the sums borrowed on Debentures are, with the paid up Capital of the Company, invested.

The Company's Chief Agents in Great Britain, Messrs. FINLAYSON & AULD, Writers, 150 and 154 West George Street, Glasgow, and Messrs. RONALD & RITCHIE, S.S.C., 20 Hill Street, Edinburgh, the Company's Agents in Edinburgh, are authorised to receive applications for Debentures, and to take payment of the Amounts. Interest will run from the date they receive the money.

## LIST OF SHAREHOLDERS

OF THE

## Peterborough Real Estate Investment Company

(LIMITED).

IN CANADA, &amp;c.

NAMES.	ADDRESSES.	No. of Shares.
Gen. F. M. Haultain, . . . . .	Peterborough, . . . . .	1080
John Hall, . . . . .	" . . . . .	1080
J. H. Roper, } <i>Executors Roger</i>	" . . . . .	800
A. P. Poussette, } <i>Estate,</i>	" . . . . .	
Almera G. Foley, . . . . .	" . . . . .	800
John Walton, J. P., . . . . .	" . . . . .	700
F. W. Haultain, } <i>Trustees Fair-</i>	" . . . . .	400
J. B. Fairbairn, } <i>bairn Estate,</i>	" . . . . .	
Caroline C. Strickland, . . . . .	Lakefield, . . . . .	400
Jane Patton, } <i>Trustees Lewis</i>	Toronto, . . . . .	380
Richard Lewis, } <i>Trust,</i>	" . . . . .	
Zaccheus Burnham, . . . . .	Peterborough, . . . . .	320
Col. F. W. Haultain, . . . . .	" . . . . .	292
Jane Patton, . . . . .	Toronto, . . . . .	284
Rev. Vincent Clementi, . . . . .	Peterborough, . . . . .	280
James Reid, . . . . .	" . . . . .	280
Adam Hall, . . . . .	" . . . . .	260
K. Tully, } <i>Trustees,</i>	Toronto, . . . . .	244
R. A. Strickland, } . . . . .	Lakefield, . . . . .	
Richard Hall, . . . . .	Peterborough, . . . . .	240
A. C. Dunlop, . . . . .	" . . . . .	200
Mariana Haultain, . . . . .	Bruges, Belgium, . . . . .	194
R. A. Strickland, } <i>Trustees,</i>	Lakefield, . . . . .	190
A. P. Poussette, } . . . . .	Peterborough, . . . . .	
Henry J. Le Fevre, . . . . .	Lakefield, . . . . .	152
Ann M. Nicholls, . . . . .	" . . . . .	144
William Davidson, . . . . .	Peterborough, . . . . .	136
Jane Mann, . . . . .	Township of Smith, . . . . .	120
Albert Hall, . . . . .	Lindsay, . . . . .	118
Thomas Sarginson, . . . . .	Peterborough, . . . . .	114
A. P. Poussette, . . . . .	" . . . . .	104
F. W. Barron, . . . . .	Gore's Landing, . . . . .	100
Richard Hall, <i>in Trust,</i> . . . . .	Peterborough, . . . . .	96
Eliza A. Haultain, . . . . .	" . . . . .	92
Richard Freeborn, . . . . .	Township of Smith, . . . . .	80
Geo. M. Roger, . . . . .	Peterborough, . . . . .	78
Cath. P. Traill, . . . . .	Lakefield, . . . . .	70
A. H. M'Dougall, . . . . .	Peterborough, . . . . .	42

Carry forward, . . . . . 9870

NAMES.	ADDRESSES.	No. of Shares.
	<i>Brought forward,</i>	9870
Robert Graham, . . . . .	Township of Smith, . . . . .	40
Susannah Mann, . . . . .	" . . . . .	40
Geo. E. Shaw, . . . . .	Peterborough, . . . . .	40
Rev. E. R. Roberts, . . . . .	Township of Smith, . . . . .	36
Geo. Hallen, . . . . .	Toronto, . . . . .	36
David Moore, . . . . .	Township of Otonabie, . . . . .	28
William Pearce, . . . . .	Lakefield, . . . . .	20
Mary Stothart, . . . . .	Township of Smith, . . . . .	18
Eleanor Stothart, . . . . .	" . . . . .	18
Rachel H. Roger, . . . . .	Peterborough, . . . . .	12
Geo. M. Roger, <i>in Trust</i> , . . . . .	" . . . . .	12
Isabella Roger, . . . . .	" . . . . .	8
Harriette S. Barron, . . . . .	Gore's Landing, . . . . .	8
Gen. F. M. Haultain, <i>in Trust</i> , . . . . .	Peterborough, . . . . .	4
	<i>Total,</i> . . . . .	10,190

## IN UNITED KINGDOM.

NAMES.	ADDRESSES.	No. of Shares.
Gilbert Heron, . . . . .	100 Wellington Street, Glasgow, . . . . .	400
Neil Kennedy, . . . . .	4 Park Grove Terrace West, Glasgow, . . . . .	400
Miss Charlotte M. J. Stewart, . . . . .	Acton, W., . . . . .	228
Col. H. C. Stace, . . . . .	London, . . . . .	222
Hugh A. Begg, . . . . .	34 Argyle St., Glasgow, . . . . .	200
Miss Elizabeth Drysdale, . . . . .	Ochil Bank, Helensburgh, . . . . .	200
James Clerk Rattray, M.D., . . . . .	Coral Bank, Blairgowrie, . . . . .	200
William Finlayson, Writer, . . . . .	4 Bowmont Gardens, Dowanhill, Glasgow, . . . . .	200
Ross R. Auld, Writer, . . . . .	16 Belmont Crescent, Hillhead, Glasgow, . . . . .	200
John Knox, . . . . .	5 Park Quadrant, Glas- gow, . . . . .	190
John James Pollock, . . . . .	Of Auchineden, Strath- blane, Stirlingshire, . . . . .	150
William Mathie, . . . . .	15 South Park Terrace, Hillhead, Glasgow, . . . . .	150
Miss Katherine Strickland, . . . . .	Aylsham, . . . . .	121
Mrs. Harriet U. Evans, . . . . .	Shanklin, Isle of Wight, . . . . .	116
Henry Cowan, . . . . .	13 St. James' Terrace, Hillhead, Glasgow, . . . . .	100
John Barclay, . . . . .	100 Wellington Street, Glasgow, . . . . .	100
Joseph Fulton, . . . . .	Glenfield, near Paisley, . . . . .	100
Alexander Macdonald, . . . . .	22 Abbotsford Place, Glasgow, . . . . .	100
Henry Simson, . . . . .	The Mains, Helensburgh, . . . . .	100
John Wotherspoon, . . . . .	St. John's Street, Coat- bridge, . . . . .	100
		3577

NAMES.	ADDRESSES.	No. of Shares.
Mrs. Mary Russell Garioch or Bain,	<i>Brought forward,</i> 55 Cumberland Street, West, Glasgow,	3577 95
John Low,	Manufacturer, Bridgend House, Kilbirnie, Ayr- shire,	80
Miss Jane D. Robertson,	16 Belmont Crescent, Hillhead, Glasgow,	80
William Orr,	183 West George Street, Glasgow,	80
Major-General Henry Leslie Grove, James Marshall,	Cedar House, Hereford, Glenhove, by Airdrie, Lanarkshire,	70 62
George Young,	Coalmaster, 49 W. George Street, Glasgow,	60
James Wright,	Calenderer, 114 John St., Glasgow,	60
Miss Elizabeth Hain,	Balmullo, Leuchars, Fifeshire,	60
Walter Wingate Gray,	11 Claremont Terrace, Glasgow,	50
James Carrick,	74 Buchanan Street, Glasgow,	50
William Robert Ballard,	26 Manchester Square, London,	50
David Russell Gordon,	3 Roseberry Terrace, Pollokshields, Glasgow,	50
James Fleming,	Britannia Pottery, Glas- gow,	50
Mrs. Rebecca Heron,	13 Westbourne Terrace, Kelvinside, Glasgow,	40
Lieut. C. W. W. Evans, 50th (Queen's Own) Regt.,	London,	39
Alexander Hutton,	Helensfield, Kippen, Stirlingshire,	35
Alexander M'Naughtan,	93 St. Vincent Street, Glasgow,	31
James Wylie,	156 Buccleuch Street, Glasgow,	27
James Ballantyne,	82 Mitchell St., Glasgow,	20
Miss Margaret Robertson,	Main Street, Kilbirnie, Ayrshire,	15
Miss Minnie Robertson,	127 "Finlay Drive," Den- nistoun, Glasgow,	15 10
Daniel Ferguson,	Of Springside, Ayrshire, No. 2 Spring Gardens, Kelvinside, Glasgow,	10
Henry Cowper Hyndman,	Carnbee, Fifeshire,	10
Herbert Andrew David Hain,	<i>Total,</i>	4726

